

**County of San Diego TIF Program  
PALA-PAUMA FEE SCHEDULE**

LAND USE CATEGORY	APPLICABLE FEE		
	Regional	Local	Total
<b>AGRICULTURE (OPEN SPACE)</b>	\$880 / acre	\$172 / acre	\$1,053 / acre
<b>AIRPORT</b>			
Commercial	\$30,801 / ksf	\$6,037 / ksf	\$36,838 / ksf
General Aviation	\$2,640 / acre	\$517 / acre	\$3,158 / acre
Heliports	\$44,002 / acre	\$8,624 / acre	\$52,626 / acre
<b>AUTOMOBILE</b>			
Car Wash			
Automatic	\$269,400 / acre	\$52,800 / acre	\$322,200 / acre
Self-serve	\$44,900 / wash stall	\$8,800 / wash stall	\$53,700 / wash stall
Gasoline			
with/Food Mart	\$51,725 / fueling space	\$10,138 / fueling space	\$61,862 / fueling space
with/Food Mart & Car Wash	\$50,108 / fueling space	\$9,821 / fueling space	\$59,929 / fueling space
Older Service Station Design	\$48,492 / fueling space	\$9,504 / fueling space	\$57,996 / fueling space
Sales (Dealer & Repair)	\$16,164 / ksf	\$3,168 / ksf	\$19,332 / ksf
Auto Repair Center	\$6,466 / ksf	\$1,267 / ksf	\$7,733 / ksf
Auto Parts Sales	\$19,397 / ksf	\$3,802 / ksf	\$23,198 / ksf
Quick Lube	\$12,931 /	\$2,534 /	\$15,466 /
Tire Store	\$8,082 / ksf	\$1,584 / ksf	\$9,666 / ksf
<b>CEMETERY</b>	\$2,245 / acre	\$440 / acre	\$2,685 / acre
<b>CHURCH (OR SYNAGOGUE)</b>	\$3,596 / ksf	\$705 / ksf	\$4,301 / ksf
<b>COMMERCIAL/RETAIL</b>			
Super Regional Shopping Center (More than 80 acres, more than 800,000 sq. ft., w/usually 3+ major stores)	\$15,715 / ksf	\$3,080 / ksf	\$18,795 / ksf
Regional Shopping Center (40-80 acres, 400,000-800,000 sq. ft. w/usually 2+ major stores)	\$19,981 / ksf	\$3,916 / ksf	\$23,897 / ksf
Community Shopping Center (15-40 acres, 125,000-400,000 sq. ft., w/usually 1 major store, detached restaurant(s), grocery and drugstore)	\$28,018 / ksf	\$5,491 / ksf	\$33,509 / ksf
Neighborhood Shopping Center  (Less than 15 acres, less than 125,000 sq. ft., w/usually grocery & drugstore, cleaners, beauty & barber shop, & fast food services)	\$42,026 / ksf	\$8,237 / ksf	\$50,263 / ksf
Commercial Shops			
Specialty Retail/Strip Commercial	\$15,266 / ksf	\$2,992 / ksf	\$18,258 / ksf
Electronics Superstore	\$19,083 / ksf	\$3,740 / ksf	\$22,823 / ksf
Factory Outlet	\$15,266 / ksf	\$2,992 / ksf	\$18,258 / ksf
Supermarket	\$57,248 / ksf	\$11,220 / ksf	\$68,468 / ksf
Drugstore	\$34,349 / ksf	\$6,732 / ksf	\$41,081 / ksf

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LAND USE CATEGORY	APPLICABLE FEE		
	Regional	Local	Total
Convenience Market (15-16 hours)	\$190,825 / ksf	\$37,400 / ksf	\$228,225 / ksf
Convenience Market (24 hours)	\$267,155 / ksf	\$52,360 / ksf	\$319,515 / ksf
Convenience Market (w/gasoline pumps)	\$324,403 / ksf	\$63,580 / ksf	\$387,983 / ksf
Discount Club	\$22,899 / ksf	\$4,488 / ksf	\$27,387 / ksf
Discount Store	\$22,899 / ksf	\$4,488 / ksf	\$27,387 / ksf
Furniture store	\$2,290 / ksf	\$449 / ksf	\$2,739 / ksf
Lumber Store	\$11,450 / ksf	\$2,244 / ksf	\$13,694 / ksf
Home Improvement Superstore	\$15,266 / ksf	\$2,992 / ksf	\$18,258 / ksf
Hardware/Paint Store	\$22,899 / ksf	\$4,488 / ksf	\$27,387 / ksf
Garden Nursery	\$15,266 / ksf	\$2,992 / ksf	\$18,258 / ksf
Mixed Use: Commercial (w/supermarket)	\$41,982 / ksf	\$8,228 / ksf	\$50,210 / ksf
Mixed Use: Commercial/Residential	\$1,908 / unit	\$374 / unit	\$2,282 / unit
<b>EDUCATION</b>			
University (4 years)	\$1,078 / student	\$211 / student	\$1,289 / student
Junior College (2 years)	\$534 / student	\$105 / student	\$639 / student
High School	\$548 / student	\$107 / student	\$655 / student
Middle/Junior High	\$552 / student	\$108 / student	\$661 / student
Elementary	\$647 / student	\$127 / student	\$773 / student
Day Care	\$1,931 / child	\$378 / child	\$2,309 / child
<b>FINANCIAL</b>			
Bank (Walk-In only)	\$51,860 / ksf	\$10,164 / ksf	\$62,024 / ksf
with Drive-Through	\$69,146 / ksf	\$13,552 / ksf	\$82,698 / ksf
Drive-Through only	\$86,433 / lane	\$16,940 / lane	\$103,373 / lane
Drive-Through only (one-way)	\$43,216 / lane	\$8,470 / lane	\$51,686 / lane
Savings & Loan	\$20,744 / ksf	\$4,066 / ksf	\$24,809 / ksf
Drive-Through only	\$86,433 / lane	\$16,940 / lane	\$103,373 / lane
Drive-Through only (one-way)	\$43,216 / lane	\$8,470 / lane	\$51,686 / lane
<b>HOSPITAL</b>			
General	\$8,800 / bed	\$1,725 / bed	\$10,525 / bed
Convalescent/Nursing	\$1,320 / bed	\$259 / bed	\$1,579 / bed
<b>INDUSTRIAL</b>			
Industrial/Business Park (commercial included)	\$5,747 / ksf	\$1,126 / ksf	\$6,874 / ksf
Industrial Park (no commercial)	\$3,520 / ksf	\$690 / ksf	\$4,210 / ksf
Industrial Plant (multiple shifts)	\$4,355 / ksf	\$854 / ksf	\$5,209 / ksf
Manufacturing/Assembly	\$1,742 / ksf	\$341 / ksf	\$2,084 / ksf
Warehousing	\$2,178 / ksf	\$427 / ksf	\$2,604 / ksf
Storage	\$871 / ksf	\$171 / ksf	\$1,042 / ksf
Science Research & Development	\$3,484 / ksf	\$683 / ksf	\$4,167 / ksf
Landfill & Recycling Center	\$2,613 / acre	\$512 / acre	\$3,125 / acre
<b>LIBRARY</b>	\$19,756 / ksf	\$3,872 / ksf	\$23,628 / ksf
<b>LODGING</b>			

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LAND USE CATEGORY	APPLICABLE FEE		
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Hotel (w/convention facilities/restaurant)	\$4,310 / room	\$845 / room	\$5,155 / room
Motel	\$3,879 / room	\$760 / room	\$4,640 / room
Resort Hotel	\$3,448 / room	\$676 / room	\$4,124 / room
Business Hotel	\$3,017 / room	\$591 / room	\$3,609 / room
<b>MILITARY</b>	\$1,100 / person	\$216 / person	\$1,316 / person
<b>OFFICE</b>			
Standard Commercial Office (less than 100,000 sq. ft.)	\$8,621 / ksf	\$1,690 / ksf	\$10,310 / ksf
Large (High-Rise) Commercial Office (more than 100,000 sq. ft., 6+ stories)	\$7,404 / ksf	\$1,451 / ksf	\$8,855 / ksf
Office Park (400,000+ sq. ft.)	\$5,226 / ksf	\$1,024 / ksf	\$6,251 / ksf
Single Tenant Office	\$6,097 / ksf	\$1,195 / ksf	\$7,292 / ksf
Corporate Headquarters	\$3,049 / ksf	\$598 / ksf	\$3,646 / ksf
Government (Civic Center)	\$11,315 / ksf	\$2,218 / ksf	\$13,532 / ksf
Post Office			
Central/Walk-In Only	\$33,944 / ksf	\$6,653 / ksf	\$40,597 / ksf
Community (not including mail drop lane)	\$75,432 / ksf	\$14,784 / ksf	\$90,216 / ksf
Community (w/mail drop lane)	\$113,148 / ksf	\$22,176 / ksf	\$135,324 / ksf
Mail Drop Lane only	\$565,740 / lane	\$110,880 / lane	\$676,620 / lane
Mail Drop Lane only (one-way)	\$282,870 / lane	\$55,440 / lane	\$338,310 / lane
Department of Motor Vehicles	\$67,889 / ksf	\$13,306 / ksf	\$81,194 / ksf
Medical-Dental	\$20,205 / ksf	\$3,960 / ksf	\$24,165 / ksf
<b>PARKS</b>			
City (developed w/meeting rooms and sports facilities)	\$21,103 / acre	\$4,136 / acre	\$25,239 / acre
Regional (developed)	\$8,441 / acre	\$1,654 / acre	\$10,096 / acre
Neighborhood/County (undeveloped)	\$2,110 / acre	\$414 / acre	\$2,524 / acre
State (average 1000 acres)	\$422 / acre	\$83 / acre	\$505 / acre
Amusement (Theme)	\$33,765 / acre	\$6,618 / acre	\$40,382 / acre
San Diego Zoo	\$48,537 / acre	\$9,513 / acre	\$58,050 / acre
Sea World	\$33,765 / acre	\$6,618 / acre	\$40,382 / acre
<b>RECREATION</b>			
Beach, Ocean or Bay	\$245,154 / klf shore	\$48,048 / klf shore	\$293,202 / klf shore
Beach, Lake (fresh water)	\$20,430 / klf shore	\$4,004 / klf shore	\$24,434 / klf shore
Bowling Center	\$12,258 / ksf	\$2,402 / ksf	\$14,660 / ksf
Campground	\$1,634 / campsite	\$320 / campsite	\$1,955 / campsite
Golf Course	\$2,860 / acre	\$561 / acre	\$3,421 / acre
Driving Range only	\$28,601 / acre	\$5,606 / acre	\$34,207 / acre
Marinas	\$1,634 / berth	\$320 / berth	\$1,955 / berth
Multi-purpose (miniature golf, video arcade, batting cage, etc.)	\$36,773 / acre	\$7,207 / acre	\$43,980 / acre
Racquetball/Health Club	\$12,258 / ksf	\$2,402 / ksf	\$14,660 / ksf

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LAND USE CATEGORY	APPLICABLE FEE		
	Regional	Local	Total
Tennis Courts	\$6,537 / acre	\$1,281 / acre	\$7,819 / acre
Sports Facilities			
Outdoor Stadium	\$20,430 / acre	\$4,004 / acre	\$24,434 / acre
Indoor Arena	\$12,258 / acre	\$2,402 / acre	\$14,660 / acre
Racetrack	\$16,344 / acre	\$3,203 / acre	\$19,547 / acre
Theaters (multiplex w/matinee)	\$29,814 / ksf	\$5,843 / ksf	\$35,657 / ksf
<b>RESIDENTIAL</b>			
Estate, Urban or Rural	\$5,226 / unit	\$1,024 / unit	\$6,251 / unit
(average 1-2 DU/acre)			
Single Family Detached	\$4,355 / unit	\$854 / unit	\$5,209 / unit
(average 3-6 DU/acre)			
Condominium	\$3,484 / unit	\$683 / unit	\$4,167 / unit
(or any multi-family 6-20 DU/acre)			
Apartment	\$2,613 / unit	\$512 / unit	\$3,125 / unit
(or any multi-family units more than 20 DU/acre)			
Military Housing (off-base, multifamily)			
(less than 6 DU/acre)	\$3,484 / unit	\$683 / unit	\$4,167 / unit
(6-20 DU/acre)	\$2,613 / unit	\$512 / unit	\$3,125 / unit
Mobile Home			
Family	\$2,178 / unit	\$427 / unit	\$2,604 / unit
Adults Only	\$1,307 / unit	\$256 / unit	\$1,563 / unit
Retirement Community	\$1,742 / unit	\$341 / unit	\$2,084 / unit
Congregate Care Facility	\$1,091 / unit	\$214 / unit	\$1,305 / unit
<b>RESTAURANT</b>			
Quality	\$39,512 / ksf	\$7,744 / ksf	\$47,256 / ksf
Sit-down, high turnover	\$63,219 / ksf	\$12,390 / ksf	\$75,610 / ksf
Fast Food (w/drive-through)	\$256,828 / ksf	\$50,336 / ksf	\$307,164 / ksf
Fast Food (without drive-through)	\$276,584 / ksf	\$54,208 / ksf	\$330,792 / ksf
Delicatessen (7am-4pm)	\$59,268 / ksf	\$11,616 / ksf	\$70,884 / ksf
<b>TRANSPORTATION</b>			
Bus Depot	\$11,225 / ksf	\$2,200 / ksf	\$13,425 / ksf
Truck Terminal	\$4,490 / ksf	\$880 / ksf	\$5,370 / ksf
Waterport/Marine Terminal	\$76,330 / berth	\$14,960 / berth	\$91,290 / berth
Transit Station (Light Rail w/parking)	\$134,700 / acre	\$26,400 / acre	\$161,100 / acre
Park & Ride Lots	\$179,600 / acre	\$35,200 / acre	\$214,800 / acre
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